

Mr Joseph Hall
Warner Planning
Office 2
13 Bodmin Place
Milton Keynes
MK10 7DP

Letter Printed 17 July 2023

FOR DECISION DATED
17 July 2023

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
The Town And Country Planning (General Permitted Development) (England)
Order 2015 (as Amended)
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Application: 23/1471/GPD26
Your ref:
Our ref: DC/TFA
Applicant:
Agent: Mr Joseph Hall

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the relevant Orders made thereunder, you have made an application received on **30 May 2023** for a **PRIOR APPROVAL** relating to:

12 Park Road Hampton Wick Kingston Upon Thames KT1 4AS

for

Change of use and addition of mezzanine floor to create 5 residential units

This written notice confirms that **prior approval is required and is hereby given** for the proposed development, by virtue of The Town And Country Planning (General Permitted Development) (England) Order 2015 (as Amended), subject to conditions outlined overleaf.

The applicants are advised that this written notice **does not constitute a Certificate of Lawfulness**.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 23/1471/GPD26

APPLICANT NAME

C/O The Agent
Warner Planning
Office 2, 13 Bodmin Place
Milton Keynes
MK10 7DP
UK

AGENT NAME

Mr Joseph Hall
Office 2
13 Bodmin Place
Milton Keynes
MK10 7DP

SITE

12 Park Road Hampton Wick Kingston Upon Thames KT1 4AS

PROPOSAL

Change of use and addition of mezzanine floor to create 5 residential units

The condition(s) and/or informatives(s) applicable to this application are as follows:

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0160892	Part 2 Class MA conditions
DV30	Refuse storage
U0160894	Refuse arrangements
DV43C	Parking Permits Restriction - GRAMPIAN
U0160893	Cycle parking

INFORMATIVES

U0081147	Decision drawings
U0081148	Composite Informative
IL23B	Parking Permits
IL24	CIL liable

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0160892 Part 2 Class MA conditions

Development under Schedule 2, Part 2 Class MA is permitted subject to the condition that-

- a) The development shall be carried out in accordance with the information submitted to the local planning authority;
- b) The development under Class MA must be completed within a period of 3 years starting with the date the prior approval is granted;
- c) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

DV30 Refuse storage

No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure.

REASON: To safeguard the appearance of the property and the amenities of the area.

U0160894 Refuse arrangements

None of the flats hereby approved shall be occupied until the arrangements for the storage and disposal of refuse/waste as shown on the approved drawings have been provided in accordance with these details and retained in situ thereafter.

REASON: To safeguard the appearance of the property and the amenities of the area.

DV43CParking Permits Restriction - GRAMPIAN

Before the development hereby permitted begins a scheme shall be agreed in writing with the local planning authority and be put in place to ensure that, with the exception of disabled persons, no resident/commercial occupier of the development shall obtain a resident/commercial parking permit within any controlled parking zone which may be in force in the area at any time, nor a season ticket/enter into a contract to park in any car park controlled by the Council.

REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the amenity of the area and to accord with the Council's car parking policy and standards.

U0160893 Cycle parking

No dwelling shall be occupied until the cycle parking facilities have been provided in accordance with the approved drawings and retained in situ thereafter. No cycles shall be stored other than within a cycle store or building.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

DETAILED INFORMATIVES

U0081147 Decision drawings

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:-

BB7 Fire Safety Design Note; received 28 June 2023

E21-026/SIT001, 0092_SK_011, 0092_SK_012, 0092_SK_013, 0092_SK_014;
received 30 May 2023

E21-026/EXP000 A, E21-026/EXE001 B, E21-026/EXP001 B, E21-026/EXP001 B;
received 1 June 2023

U0081148 Composite Informative

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411). If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Management department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact the London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ, Telephone 020 8891 1411 to arrange a pre-commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays - No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009 - Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

IL23B Parking Permits

Condition DV43C may be satisfied by the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990. You should contact the Legal Services Department on 020 8891 1411 or email legal.services@richmond.gov.uk quoting reference KAB for further details.

IL24 CIL liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

PLEASE NOTE

This notice applies only to the extent of the use/operations/matter described and to the land specified. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
23/1471/GPD26

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for prior approval under Section 192 of the Town and Country Planning Act 1990 (as amended) you may appeal to the Secretary of State under Section 195 of the Act (as amended).**
- 2. Notices of appeal must be submitted online at www.planninginspectorate.gov.uk or in writing to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN or in Wales to the Secretary of State for Wales, Cathays Park, Cardiff CF1 3NQ. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.**
- 3. You are advised to consult the brief official guide to the applications and appeals, published by the department of the Environment and the Welsh Office from which the appeal forms may also be obtained on request.**